

MINUTES OF REGULAR MEETING
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 18
HARRIS AND BRAZORIA COUNTIES, TEXAS

September 27, 2022

THE STATE OF TEXAS

§
§
§

HARRIS AND BRAZORIA COUNTIES

The Board of Directors (the "Board") of Brazoria County Municipal Utility District No. 18 (the "District") of Harris and Brazoria Counties, Texas, met in regular session, at Busy Bee Café, 4904 Broadway Street, Pearland, Brazoria County, Texas, open to the public, at 5:00 p.m. on September 27, 2022. The roll was called of the duly constituted officers and members of the Board to-wit:

Kerri Connor	President
Wesley J. Boyer	Vice President
Ronald Gerlach	Assistant Vice President
O. E. (Mickey) McDonald	Secretary/Treasurer
William (Bill) Burdick	Assistant Secretary/Treasurer

All Directors were present, thus constituting a quorum.

Also present were Delia Yanez of Assessments of the Southwest, Inc., the District's Tax Assessor; Ms. Brittini Silva of Myrtle Cruz Inc., the District's Bookkeeper; Mr. Walter Pasciak, resident of the District; Mr. Russ Cosbey, P.E. of Huitt Zollars, Inc, the District's Engineer; Mr. T. J. Cloud of Champions Hydro-Lawn, Inc., the District's Detention Pond Maintenance Provider; Ms. Amy Lewis of Rathmann & Associates, L.P., the District's Financial Advisor; and Mr. John R. Wallace of Bacon, Wallace & Philbin, L.L.P., the District's Attorney.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with the law, copies of which are attached hereto as exhibits, the meeting was called to order.

PLEDGE OF ALLEGIANCE

Director Connor led the meeting in the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the Board of Directors meeting held on August 23, 2022 were presented for review and approval. Upon a motion duly made and seconded, the Board voted unanimously to approve the minutes as presented.

PUBLIC COMMENTS

Mr. Pasciak inquired about Bella Vita HOA taxes. He stated the delinquent taxes were paid, but still showed as delinquent on the report. Ms. Yanez stated she believed they did pay. Mr. Wallace noted several HOAs with multiple delinquent accounts, but for very small tax amounts. Ms. Yanez agreed to investigate and propose a means to even up the delinquent tax roll.

TAX ASSESSOR/COLLECTOR'S REPORT

Delia Yanez presented the Tax Assessor/Collector's Report, a copy of which is attached hereto as an exhibit. She stated 99% of the District's 2021 tax levy had been collected. Ms. Yanez reviewed the Delinquent Tax Report, a copy of which is attached hereto as an exhibit. She then stated that Villa Masters and Ravenswood showed multiple accounts with pennies owed. Upon motion duly made and seconded, the Board voted unanimously to approve the Tax Assessor/Collector's Report and the Delinquent Tax Report as presented.

BOOKKEEPER'S REPORT

Brittni Silva presented the Bookkeeper's Report, a copy of which is attached hereto as an exhibit. Ms. Silva stated the District had received MUD fees from the City of Pearland. She reviewed the second month of the year-to-date budget. She reviewed the Investment Report, a copy of which is attached hereto as an exhibit. Upon motion duly made and seconded, the Board voted unanimously to approve the Bookkeeper's Report, Investment Report, and payment of checks as presented.

ENGINEER/DRAINAGE MAINTENANCE REPORT

Russ Cosbey presented the Engineer's Report, a copy of which is attached hereto as an exhibit. He stated the total maintenance cost to date was \$30,990. Mr. Cosbey reported the September mowing had been completed, the next scheduled mowing would be in October, and the ponds were in good condition. T.J. Cloud said he had nothing to add to the report. Upon motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report as presented.

FINANCIAL ADVISOR'S REPORT

Amy Lewis presented and reviewed the 2022 tax rate recommendation, a copy of which is attached hereto as an exhibit. Ms. Lewis recommended the Board consider a debt service levy of \$0.195 per \$100 of assessed valuation. She recommended the maintenance tax rate of \$0.03 per \$100 of assessed value. Ms. Lewis informed the Board the certified taxable value for 2022 would be projected at \$565,314,906 and uncertified taxable value at \$63,425,935, totaling \$628,740,845. She noted \$58,000,000 in increased value. Ms. Lewis reviewed the tax rate worksheet for the Developed District. She informed the Board that the mandatory tax election rate was \$0.23481 per \$100 of assessed value. Ms. Lewis then reported on the cash flow Debt Service Fund of \$0.195 per \$100 of assessed value, holding coverage at about 75%. She said the operating funds analysis indicated a budgeted surplus of \$785,751 and the average home value was \$327,438. She noted the parity rate of \$0.225 per \$100 of assessed value on an average tax bill which decreased \$6.13.

Upon motion duly made and seconded, the Board voted unanimously to authorize the Tax Assessor to publish the required notice of hearing and the Board's intent to adopt a \$0.225 per \$100 assessed valuation for the 2022 tax rate and to approve the Financial Advisor's Report.

OTHER

There being no further business to come before the Board, the meeting was adjourned.




Secretary, Board of Directors